



ARIZONA BOARD OF APPRAISAL

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April 13, 2007

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AZ Dept. of Real Estate

Sam Wercinski, Commissioner
Arizona Department of Real Estate
2910 North 44th Street
Phoenix, AZ 85018

Dear Mr. Wercinski:

The Arizona Board of Appraisal (the "Board") has requested that I contact you and request that you ensure that Arizona real estate brokers and salespersons, as well as your applicable staff, are aware of A.R.S. 32-3602. That statute provides that the Board's statutes and rules do not apply to certain individuals, including the following:

1. A real estate broker or salesperson who is licensed in this state and who, when acting as such, gives an opinion as to the price of real estate for the purpose of prospective listing or sale if this opinion is not referred to as an appraisal.

Unless an individual falls into one of the exceptions contained in A.R.S. § 32-3602, including the exception cited above, all persons performing real estate appraisals in the State of Arizona must be licensed or certified by the Board of Appraisal. A.R.S. § 32-3603.

A concern has been raised that real estate brokers and salespersons are providing opinions of value unrelated to the prospective listing or sale of property.

Thank you for your consideration.

Sincerely,

Deborah G. Pearson
Executive Director